

## **Minutes of the Public Works Committee - February 12, 2004**

Chair Manke called the meeting to order at 8:30 a.m. and led the committee in the Pledge of Allegiance.

**Present:** Chair Richard Manke, County Board Supervisors James Behrend, Genia Bruce (arrived at 8:48 a.m.), Hank Carlson, Karl Nilson, Rodell Singert; **Absent:** David Swan

**Staff Present:** County Board Chief of Staff Lee Esler, Legislative Policy Advisor Mark Mader, Legislative Associate Sandra Meisenheimer

**Also Present:** Public Works Director Rich Bolte, Building Operations Mgr. Mark Keckeisen, Building Projects Mgr. Dennis Cerreta, Sr. Civil Engineer Paul Barthel, Architectural Technician Mike Wells, UW-Waukesha Dean Brad Stewart, Mike Riemer of UW-Waukesha, Tom Petersen of Harwood Engineering, Budget Specialist Linda Witkowski, Sheriff Inspector Bob Johannik, Jail Administrator Mike Giese, Captain Meg Schnabl, Parks System Manager Jim Kavemeier, Tim Graf and Jennifer Busalacchi of Fiduciary Real Estate Development, County Board Chairman Jim Dwyer

### **Discuss and Consider Bids for Project #200303 – Northview Boiler Replacement**

Keckeisen stated that there have been questions on the funding for this project, which he would like to address. Manke said that the Executive Committee made a motion for the Public Works Committee to approve the bids. Keckeisen gave an overview of the three projects involved at Northview. He stated the Northview Boiler Replacement is in the 1965 building. The 1904 corner section is heated by steam. The rest of the areas (1965, 1937 and 1954) are heated by hot water so if the laundry boiler room is going to be abandoned, as laid out in the scope of the project, the steam piping in the 1904 building needs to be converted to hot water in order to heat that area. They asked Harwood Engineering to include that work in their project design. When the bids came back, Raab Mechanical was the lowest bidder at \$279,980. The amount appropriated in this project to do the work is \$209,000 so the project is obviously over bid. It is their suggestion to charge the balance of \$58,980 to project #200426 Northview Laundry/Boiler Demolition.

To Singert's concerns, Keckeisen said there is definitely an unknown with large demolition projects. You can try to bring them in on budget but it is not a guarantee. He said there would be some potential savings for the county doing it this way and possibly they would not have to come back to the Board for any more money. Keckeisen said he knows it is about the process, but they thought the benefits were worth bringing it forward this way.

Singert stated that the County Board is negligent in not accepting the Kimme Report. He was in favor of accepting the work that was done and making recommendations from it. However, he said, we continue to do things piece meal by adding and spending money, but we don't solve the original problem of what to do with Northview as to improvements. Now this new discovery will add more spending to the project, and we haven't dealt with the overall necessity to do and make decisions about this property that has been vacated since 1987. Singert asked why is it costing \$200,000 to move Metro? Manke asked are you prepared to make some amendment? What is your point? Singert said his point is there has been discussion at the Executive Committee level in a sincere manner, and this is a part of the problem right here. Manke said it is a part but it's history, and we're not going to change it. Manke said I think we should forget the Kimme report. Singert said we spent money for that report, and we should have at least accepted the report.

Carlson said we are in the last phase of this. Something was overlooked because of the complexity of the projects. If we're going to utilize the building at all, we should proceed with getting it functional again and getting rid of the parts that are not functional. Let's get it over with.

To Esler's question, Keckeisen replied that the boilers were sized appropriately so that they can handle the entire Northview facility after the two demolition projects are completed.

**Motion:** Behrend moved, second by Carlson, to approve the bids as detailed in the January 21, 2004 correspondence from Building Operations Mgr. Mark Keckeisen -- bid from Raab Mechanical for \$267,980 and assign expenditures to the following: \$209,000 (Project #200303); \$58,980 (Project #200426). **Motion carried 6 – 0.**

### **Presentation and Discussion of Technology Used by the Public Works Department**

Barthel distributed the capital project sheet for CTH O, Traffic Signal Interconnect, which is a one-year project. The project was proposed about two years. It involves the installation of a radio controlled traffic signal interconnection system at thirteen intersections along CTH O, between Bluemound Road and Mayflower Avenue, and allows the individual signals to be coordinated and act as one unit with the use of the "Spread Spectrum Radio" system. Barthel continued with a power point on the system and explained the system components. Barthel stated the system helps maintain the signals, can look at the timing, and can actually respond to complaints. Most of the day is figured out other than a couple of hours in the morning when he doesn't have full traffic counts. Their philosophy is traffic signals adapt to the patterns so there probably are four to five traffic signal setups throughout the day.

Barthel said the difference between an independent system, an individual signal and a coordinated system is that each individual signal will look at whether there is a left turn, are there throughs, are there calls on the side streets, etc. As this is done, they are very responsive to the traffic at an intersection. If a green arrow needs to be held longer because there are six cars, it can be done. Nilson asked is there a mechanical system that will not allow all the lights in an intersection to go green because of a malfunction? Barthel said yes, it can be programmed and is electronic, not mechanical.

### **Discuss Options for UW-Waukesha Switch/Transformer Replacement Project (200318)**

A handout was distributed regarding the options, which Bolte explained. One option is to transfer funds from the UW-W Southview Hall Project (\$300,000 available) by ordinance, award the bid and construct. The second option would be to reject the bids and in September increase the project cost from \$388,800 to \$600,000, rebid it in November, and award it in January 2005. The work has to and needs to be done.

Stewart, Petersen, and Wells were present. Wells said they didn't expect the bids to come in this high and, consequently, additional funds are needed. After the bids came in they did study whether to cut down scope items, but it was agreed by everyone that was not a good idea because it would compromise the system. Nilson said one of the reasons to go to a higher voltage is to lower the costs of transmission. Petersen said that's right. The wires are smaller, the losses are less so power isn't used to heat, and the wires don't get heated up. Petersen said they had to go with a higher voltage at the UW-W campus because there are greater distances.

Nilson asked why wasn't this estimated properly? Petersen said an estimate was done and once the design was complete enough to get prices on the gear, it turned out the estimate was below the lowest bid from Rewald Electric of \$562,360. The estimate was at about \$480,000 to \$490,000.

Bruce said she is concerned that waiting a year and then going out for bid will result in increased costs. She indicated that the project should go forward by transferring the needed funds from the Southview Hall Project. Behrend agreed. Singert said we are being asked to make a decision today, and we don't have all of the facts. Also, Singert said he doesn't think the rebids would have to wait until November. Discussion by the committee continued on.

**Motion:** Nilson moved, second by Behrend, to request staff to draft an ordinance to transfer the needed funds from the UW-W Southview Hall Project. **Motion carried 5 – 1; Singert voting no.**

**Consider Proposed Ordinance: 158-O-138 Amend Capital Project 200108, Justice Facility to Modify Scope and Permit Acceptance of Bid Alternates No.'s 2 and 5**

Bolte, Cerreta, Johannik, Giese, and Schnabl were present. A handout dated 2/6/04 from the Sheriff's Department was distributed, which Johannik briefly explained. It contained background information on the rubber flooring alternate and also the alternate roof construction for Building C of the jail expansion project. Schnabl said during the programming of the jail, they had included rubber flooring in the jail design; however, when value engineering came into play, it became a deduct and was placed as an alternate. The rubber flooring is very important to them operationally as well as for staff efficiency. It does not require stripping and waxing, which is very time consuming. A sample of the flooring was passed around.

Nilson said he will support this. Singert said he was against this area becoming a program area, but he would support it if it was a holding area. To Singert's question about using contingency, Bolte responded by saying that Administration remains nervous because this is the largest single capital project that has ever been undertaken. While the contingency fund was funded at a level higher than the code provides, it was done so for that very reason. He has no comment on the merits of doing these two things, and whether the roof or rubber flooring are good or bad ideas. The alternative is to amend the capital plan and increase the authorized construction expenditure. This project is a multi-year project so if the authorized expenditure level is increased, the money would come out of funds for future years. Singert said he is opposed to using contingency funds for this upgrade, but he is in favor of the roof and a decision should be made as soon as possible. Singert made a motion to separate the ordinance and do the roof only. Esler said the Executive Committee is the presenting committee so a motion is not in order. Manke said he cannot support this. He's done it for 25 years, and he can't keep on doing it. He said we should be looking at alternatives so we're not putting our dollars into that deep hole. Behrend said he will be supporting it. It is cheap square footage, and the foundation is in place.

**Motion:** Nilson moved, second by Bruce, to approve Ordinance 158-O-138. **Motion carried 4 – 2; Manke and Singert voting no.**

**Read Correspondence**

Manke referred to an article entitled, "Jail, prisons have big role in HIV care, researchers say."

**Approve Minutes of January 15, 2004**

**Motion:** Behrend moved, second by Nilson, to approve the minutes of 1/15/04. Bruce pointed out one correction on Page 2 – change ADAS to ATIS. **Motion carried as amended 6 – 0.**

**Consider Proposed Ordinance: 158-O-137 Authorize Sale of Waukesha County Property on Aviation Drive to Fiduciary Real Estate Development, Inc.**

Shaver, Kavemeier, Mace, Tim Graf and Jennifer Busalacchi were present. Kavemeier reviewed the county's approved conceptual land use plan for the government center. The ordinance authorizes the sale of a 0.36 acre parcel for the sale price of \$48,600. Kavemeier stated this leaves the county with an 8.47 acre parcel and will not adversely impact any potential use of the land by the county in the future. Graf answered several questions from the committee as discussion continued. To Manke's concern, Graf stated that they usually put information in the Offer to Purchase so buyers are aware of future commercial development next to the property that is being purchased. Singert said he doesn't like the access on a curve to Aviation Drive, he doesn't like the selling price because it should be more, and he doesn't like the sale proceeds going to the Tarmann Fund either.

Kavemeier said the access on the curve, because it is a wide sweeping curve, gives a much wider open view in both the east and north directions. Shaver said this land transaction was done the way they always are. There is an appraisal of the property and as long as the offer to purchase is equal to or greater than the fair market value, a sale goes forward.

**Motion:** Bruce moved, second by Behrend, to approve Ordinance 158-O-137. **Motion carried 5 – 1; Singert voting no.**

#### **Status Update on Highway Q Project**

This item was held over.

#### **Verbal Report from Executive Committee Member**

Manke reviewed items that were discussed and/or considered at the last meeting on Monday, February 2, 2004.

#### **Verbal Report from Committee Member Attending Airport Commission Meeting**

Bruce said the ATIS, a weather advisory unit, has arrived and will be installed soon. The Commission is still waiting for an appointment by Executive Finley to fill the vacant Commission spot. Also, Airport Manager Markano found out that the plan for 95/5 cost share for runway reconstruction and safety area improvements, which was originally present in the senate and house report, has somehow disappeared from the report. Evidently all general aviation runway improvements have been dropped from the report. Therefore, Markano has to start over at the beginning and begin working with Senator Kohl's office. The Commission also approved construction plans for a new hangar. They also accepted a preliminary layout design for the southeast hangar development area and the expansion of the terminal building parking lot.

**Motion to adjourn:** Nilson moved, second by Carlson, to adjourn the meeting at 12:30 p.m. Motion carried 6 - 0.

Respectfully submitted,

Genia C. Bruce  
Secretary

/sm